

**CITY OF RICHARDSON
CITY PLAN COMMISSION MINUTES – OCTOBER 16, 2018**

The Richardson City Plan Commission met on October 16, 2018, at 7:00 p.m. at City Hall in the Council Chambers, 411 W. Arapaho Road, Richardson, Texas.

MEMBERS PRESENT: Janet DePuy, Vice Chair
Randy Roland, Commissioner
Tom Maxwell, Commissioner
Stephen Springs, Commissioner
Bill Ferrell, Commissioner
Ken Southard, Alternate
Dorthy McKearin, Alternate

MEMBERS ABSENT: Marilyn Frederick, Commissioner
Ron Taylor, Chairman

CITY STAFF PRESENT: Sam Chavez, Assistant Director – Dev. Services – Planning
Amy Mathews, Senior Planner
Tiffany Herron, Administrative Secretary I
Amber Hogg, Administrative Clerk

BRIEFING SESSION

Prior to the regular business meeting, the City Plan Commission met with staff in the Council Chambers located on the first floor to receive training on technology upgrades. No action was taken.

Prior to the start of the regular business meeting, the City Plan Commission met with staff regarding staff reports, agenda items and rezoning initiatives. No action was taken.

REGULAR BUSINESS MEETING

1. Approval of Minutes of the regular business meeting on October 4, 2018.

Motion: Commissioner Springs made a motion to approve the minutes as presented; second by Commissioner Southard. Motion approved 7-0.

CONSENT AGENDA

- 2. Amending Plat – Pittman and Stults Addition, Lot 8A, Block 1:** Consider and take necessary action on a request for approval of an amending plat of the west seventy (70) feet of a lot to reflect the current ownership boundary and accommodate the construction of a single-family residence. The site is located at 335 Pittman Street, on the north side of Pittman Street between Greenville Avenue and Abrams Road. Applicant: Scott Davis, Davis Land Surveying Co., Inc., representing Almohammad Awad. *Staff: Chris Shacklett.*

Commission Action

Motion: Commissioner Roland made a motion to approve Amending Plat – Pittman and Stults Addition, Lot 8A, Block 1; second by Commissioner Ferrell. Motion approved 7-0.

VARIANCE

3. **Variance 18-04 – Canyon Creek Shopping Village:** Consider and take necessary action on a request for a variance from the City of Richardson Subdivision and Development Code, Chapter 21, Article III, Section 21-52(i), Off-Street Parking, for a reduction in the number of required parking spaces. The property is located at 504-508 W. Lookout Drive, on the north side of Lookout Drive west of Custer Parkway. Applicant: Jong Eon Park, JPMK Investment LLC. *Staff: Chris Shacklett.*

Staff Comments

Mr. Chavez presented regarding Variance 18-04 – Canyon Creek Shopping Village. He stated the property consisted of two retail buildings which currently provided 55 parking spaces. The owner of Bunkee’s Donut Shop was in the smaller building listed as a retail use which met the required number of parking spaces for the entire site. However, the owner of Bunkee’s Donut Shop desired to provide a dining and eating area inside, which would change the use to be considered a restaurant. Therefore, the parking ratio would change, and the site would be deficient by 5 parking spaces. Mr. Chavez stated the applicant provided a parking study which showed the maximum number of parking spaces occupied at any one time occurred between 5:00 PM and 5:30 PM. Mr. Chavez noted it appeared there was ample parking spaces to support the use, however the applicant was requesting the variance to grant a total of 55 parking spaces, regardless of how the site was occupied in the future. Mr. Chavez concluded his presentation and made himself available for questions.

Commission Discussion

With no questions for staff, Vice Chair DePuy asked for a motion.

Commission Action

Motion: Commissioner McKearin made a motion to recommend approval of Variance 18-04 – Canyon Creek Shopping Village; second by Commissioner Southard. Motion approved 7-0.

Adjourn

With no further business before the Commission, Vice Chair DePuy adjourned the regular business meeting at 7:11 p.m.

Ron Taylor, Chairman